



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:36:43  
Page 1

Assessment Data				Primary Image																																																																																																													
<b>Account</b> 660095846 <b>Parcel ID</b> 000000-00-0-00457-002-0008 <b>Cadastral ID</b> 10-21-14-06010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 312466 DAVIS, JOHN & GLENDA & MICHAEL G DAVIS & AMY C COATNEY & RYAN K DAVIS 16410 E 89TH ST N OWASSO OK 74055-0000																																																																																																																	
<b>Parcel Location</b> <b>Situs</b> 14503 E 112TH ST N <b>Subdivision</b> LAKE VALLEY V PHASE I <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.31734315 -95.81162001 LAKE VALLEY V - PHASE 1 BLOCK 2 LOT 8				<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>14-0106-X</td> <td>R15-NEW 1400 SQ FT SFR</td> <td>02/2014</td> <td>06/2014</td> <td>105,710</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	14-0106-X	R15-NEW 1400 SQ FT SFR	02/2014	06/2014	105,710																																																																																														
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1534	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,682.00 x 5.30 = 35,415	
Factor Value		
Adjustments	1.0000	
Lot Value	35,415	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-18\IMG\_002' 7/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	217,255	142.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	221,560		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.52	Total Misc Impr	+	3,143			
Roofing Adj	+ 4.95	Garage Cost	+	13,584			
Subfloor Adj	+ -2.31	Total RCN	=	228,270			
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	-	20,544			
Plumbing Adj	+ 10.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	207,726			
Adj Base Cost	= 138.99	Lot Value	+	35,415			
Total Area	x 1,522	Indicated Value	=	243,141			
Adjusted Cost	= 211,543	Value Per SqFt		159.75			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,726		
Lot Value	35,415		
Indicated Value	243,141	159.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,141	159.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120779	6x2		12	26.89		323
PRCH	SLAB PORCH - COVERED	120780	106		106	26.60		2,820



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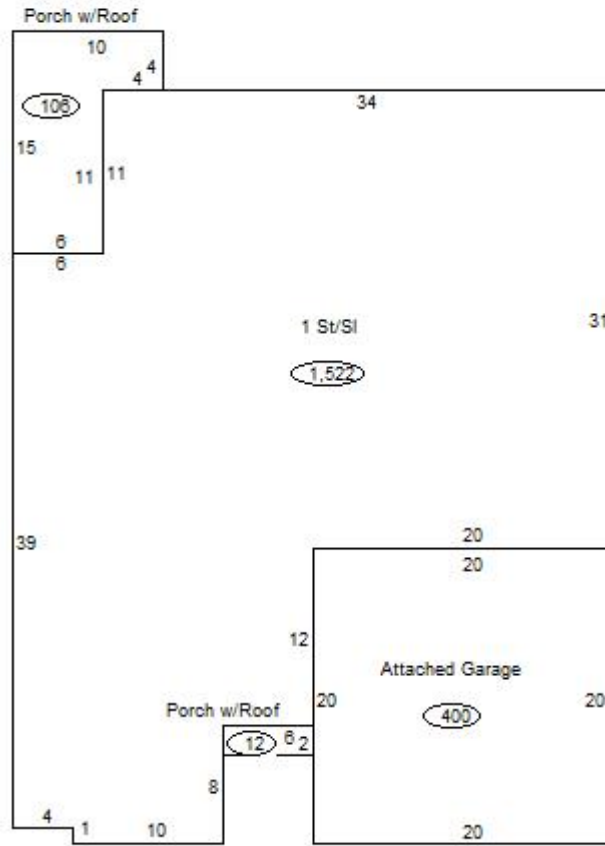
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Sketch Image

660095846



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	M	PRCH		13	SLBC	12	1.000	12
3	M	PRCH		13	SLBC	106	1.000	106
4	G	1		13	Attached Garage	400	1.000	400
<b>Total Building Area</b>						1,522		1,522